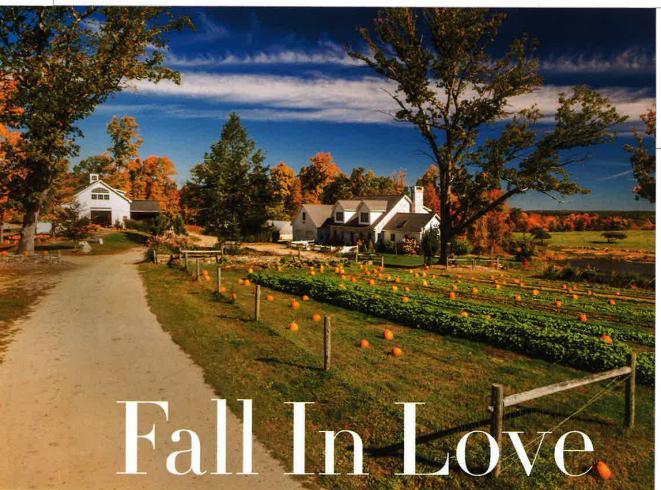


Deeds&Don'ts

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



LTHOUGH THE SPRING SELLING SEASON IS longer—starting as early as Valentine's Day whatever the weather—the fall market is more intense. Realtors report fewer "looky-loos" (browsers poking their noses into homes they have no intention of purchasing) and more motivated buyers, anxious to ink a deal before the holidays. In keeping with the theme of the season, we've harvested seven fall-fresh listings with choices for both country cousins and city slickers.

COUNTRY STARS

EASILY THE SEASON'S MOST, WELL, SEASONAL LISTING IS called Devon Point Farm, a 93-acre-spread in Woodstock, in Connecticut's "quiet corner" along the Massachusetts

Cream Of The Crop This 93-acre property in Woodstock is a working organic farm with a pumpkin patch, apple orchards and much more. Byron Lazine of William Pitt Sotheby's International Realty in Old Lyme has the \$1,650,000 listing. 860-941-2755.

border. It offers both a home and a career change—60 of those acres are classified for various agricultural businesses, including an orchard with on-site sweet and hard cider production facility (a "cidery," in the parlance), dairy and beef cattle, a farm stand and even a pick-your-own pumpkin patch. The business is also licensed as a bakery and for food service, should the desire to open a patisserie appeal, Byron Lazine of William Pitt Sotheby's International Realty has the \$1,650,000 listing, which represents the transfer of real estate only—not the actual farm-based businesses.



SOMETHING OLD, SOMETHING NEW

New to the market is the made-tolook-old Cornwall house that Hudson Furniture founder Barlas Baylar built. with every square inch finessed to reflect the company's sophisticated, sculptural aesthetic. The Wall Street Journal reports Baylar invested \$7 million in the house on 80 bucolic acres, enhancing it with such awesome amenities as a 500-year-old mantel from a French chateau; a walk-in fireplace in the kitchen; lighting fixtures crafted from pipes he rusted with acid and buried in the ground for an aged patina; and reclaimed barnboards used for flooring. On the grounds, you'll find a pretty pool and spa, miles of hiking trails and a lit tennis court. Joseph Lorino of Klemm Real Estate in Washington Depot lists the property for \$5.95 million. 917-340-0431.

DEEDS & DON'TS



Spread Out This 70-acre property in Washington is listed with Kathryn Clair of William Pitt Sotheby's International Realty in Washington Depot for \$14.9 million. 203-948-5255.

Next up is a Washington listing that looks like a posh resort. The 70-acre spread, selling for a cool \$14.9 million, features a five-acre pond and a lighted tennis court sited next to a viewing pavilion with a grass-covered roof. It's also got an architectural folly in the form of a many-columned, temple-like



amphitheater with circular, stair-step-style seating for 50—and if stage fright hits, no worries, audiences will be riveted by the distant views over the Litchfield Hills. Moving inside the 15,000-square-foot, limestone-and-cedar main house, the opportunities for R&R continue: There's an indoor pool, Swedish sauna, screening room and wine cellar. It's listed with Kathryn Clair of William Pitt Sotheby's International Realty.

Just in time for leaf peeping, a historic lakefront camp has popped onto the Norfolk market—Connecticut's version of an Adirondack lodge. Called Mead Camp, the handsome, house centers on a great room with soaring, beamed ceilings and a massive fieldstone hearth, along with four sets of double French doors opening onto covered porches and patios. On the three-plus-acre grounds, there's a boathouse and private dock on pretty Doolittle Lake. It's listed for \$2,250,000 with Rebecca Ward and Peter Klemm of Klemm Real Estate.

